

**41a Lindeth Road
Silverdale
Carnforth
LA5 0TX**

12th January, 2017

Lancaster City Council,
Development Management,
PO Box 4,
Town Hall,
Lancaster.
LA1 1QR.

Dear Sir,

**Tree Preservation Order 589 (2016), The Corner House and Adjacent
Parish Council Land, Woodwell Lane, Silverdale.**

I wish to object to the above order.

As only one tree remains in the garden of 'The Corner House', this order now only serves to prevent any future tree planting.

Previously, an impenetrable 60ft. 'hedge' of 27 conifers ran along the boundary of The Corner House and 41a, Lindeth Road; this was arguably illegal (Leylandii law) and certainly deleterious to all tree growth in the vicinity. Their clearance is thus of huge benefit.

With regard to the continuation of the order to the frontage of 41a, I have no intention of cutting down the sole holly tree; however, the low growth now presents a traffic hazard and needs to be trimmed. I have received a complaint from my neighbour of a near accident he recently experienced.

Yours faithfully,

Norman Spenley
Irene Spenley

Contact: Maxine Knagg
Telephone: (01524) 582384
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E-mail: mknagg@lancaster.gov.uk
Website: www.lancaster.gov.uk

Mrs A Higham
The Corner House
Woodwell Lane
Silverdale
Lancashire
LA5 0TZ

Regeneration & Planning Service
Development Management
PO Box 4
Town Hall
Lancaster
LA1 1QR

Date: 9th March 2017

Dear Mrs Higham,

Re: Letter & petition in objection to Tree Preservation Order No.589 (2016) – Trees at The Corner House and Parish Council Land, Woodwell Lane, Silverdale

Further to your letter dated 1st January 2017, accompanied by a petition, in objection to the above tree preservation order (TPO), specifically that affecting your property – The Corner House, Woodwell Lane, Silverdale.

You commented that the tree preservation order serves only to prevent future tree planting within your property. It is difficult to understand why you would consider this to be the case. A TPO does not prevent new trees from being planted. It is in fact used oppositely, to ensure new trees are planted where a protected tree has previously been agreed for removal by the local authority.

There are no constraints affecting your ability to undertake new tree/shrub/hedge planting within the curtilage of your property. The majority of trees subject of the above order are established on Parish Council (PC) land. The TPO prevents the removal or inappropriate management of trees from the verge without written authorisation from Lancaster City Council. In effect safeguarding trees which do not belong to you for the benefit of all.

If the PC wish to have works considered, they will be required to make a formal application to Lancaster City Council, in the same way that you would in relation to the solitary protected tree within your property.

A TPO does not prevent reasonable and appropriate management from being undertaken. Forms and further information are available online at www.lancaster.gov.uk. The application process is simple and free from charge.

It may have been prudent for you and the Parish Council, if works were agreed by the PC, to flag up the intended tree works with the local authority given that the loss of so many trees in a relatively small area and within an Area of Outstanding Natural Beauty would have generated concern locally, particularly given the significant potential for harm, in terms of public amenity and wildlife value. You were not of course legally obliged to do so at that time.

A TPO Appeals Hearing will be arranged, you will be advised of the arrangements in due course.

Yours sincerely,

Maxine Knagg

**Maxine Knagg BSc (Hons) Arboriculture
Tree Protection Officer**

**Regeneration Service
Development Management
Lancaster City Council**

Contact: Maxine Knagg
Telephone: (01524) 582384
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Mr & Mrs Spenley
41 a Lindeth Road
Silverdale
Lancashire
LA5 0TX

Regeneration & Planning Service
Development Management
PO Box 4
Town Hall
Lancaster
LA1 1QR

Date: 9th March 2017

Dear Mr & Mrs Spenley,

Re: Objection to Tree Preservation Order No.589 (2016) – Trees at The Corner House and Parish Council Land, Woodwell Lane, Silverdale

Further to your letter dated 12th January 2017, in objection to the above tree preservation order (TPO).

You commented that as there is only one tree left within The Corner House, and that the tree preservation order now serves to only prevent future tree planting. It is difficult to understand why you would consider this to be the case. A TPO does not prevent new trees from being planted. It is in fact used in the exact the opposite way to legally require a new tree(s) to be planted where a protected tree has previously been agreed for removal by the local authority.

Secondly, there is no law to prevent hedges from being allowed to grow in height, whether to 2m or 20m. A hedge growing along the boundary of The Corner House, would have provided a high degree of screening to the property and greening to the wider public domain. Importantly, trees and hedges recently felled would also have provided important foraging and habitat opportunities for wildlife, including protected species such as nesting birds and bats, both groups are protected under the Wildlife & Countryside Act 1981 (amended 2010).

Furthermore, the property is established within Arnside & Silverdale Area of Outstanding Natural Beauty (AONB). Trees are an important component of the AONB, within a diverse range of locations. The scale of trees felled from what is a relatively small area, has significant potential for harm, in terms of the character and appearance of the wider public area and to wildlife communities.

You are advised that a tree preservation order does not prevent appropriate tree maintenance works from being undertaken. You are however, required to obtain written

authorisation from the local authority prior to undertaking the proposed works. Forms and further information is available online at www.lancaster.gov.uk. There is no charge associated with this application process.

Yours sincerely,

Maxine Knagg

**Maxine Knagg BSc (Hons) Arboriculture
Tree Protection Officer**

**Regeneration Service
Development Management
Lancaster City Council**

Cherry Trees
Woodwell Lane
Silverdale
Lancashire
LA5 0TZ

1st January 2017

To Whom It May Concern,

Ref: Tree Preservation Order 589(2016) – The Corner House and Adjacent Parish Council Land,
Woodwell Lane, Silverdale

As owner of the neighboring property, I wish to comment on the above Tree Protection Order (TPO).

I wish to express a degree of unease as to the extent of the felling on the Corner House Plot. While I appreciate the garden had been neglected and there was possibly some felling to be done, it appears that the entire plot has effectively been 'bulldozed'. At this point in time I am unaware of the intentions for this plot in terms of future development/s as no planning applications have been published, however, the recent 'landscaping' appears to presuppose them. Also, being a private property, I am unsure of the extent of current TPO remit on the plot, hence I am unable to make any informed comment on this part of the order at this juncture.

That said, the felling on the adjoining Parish Council land does necessitate comment. My initial concern has turned to objection following being presented with a petition seeking to remove the current TPO status for the areas outlined in the map 589(2016). This evening I was approached to sign the petition – for which there was reportedly "lots of support... and many signatures". I objected on two counts: firstly, since almost all the trees on the Corner House have been felled, one can only assume that the motivation to remove the TPO protection would be to continue felling on the verge side. Secondly, to the best of my knowledge none of the residents of Woodwell Lane or surrounding properties have signed the petition. If indeed the petition is submitted it would not reflect the views of those directly affected.

I am mindful that the country landscape has to be managed and maintained and this may include selective felling, lopping and coppicing where necessary. With this in mind, the two pine trees felled on the Parish Council land may have been necessary. However, this should be the formal sanctioned of the Parish Council and relevant bodies – it is unclear if this has been the case. More concerning is the felling of a line of trees on the verge directly opposite the two felled pines (this may have gone unnoticed on a site visit). The motivation for felling trees not adjoining the property is unclear yet it raises concerns for the remaining trees on the lane. Had residents not intervened the extent of which may have been even more dramatic (if it is decided these trees were 'unlawfully' felled then I would expect a sanction such as new saplings being planted to be imposed).

It has taken a certain amount of courage to write such a letter as I do not wish to set-off on an ill-footing with new neighbors, however, I do feel that the matter regarding the verges needs to be formally reviewed by the necessary authorities.

Yours sincerely

Lucy Scrase

GUY BOOTH

WOOD END, WOODWELL LANE, SILVERDALE, LANCASHIRE
LA5 0TZ UK

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17 FEBRUARY 2017

Maxine Knagg
Tree Preservation Officer
Lancaster City Council Planning Department
Town Hall
Marine Road East
Morecambe LA4 5AF

Dear Ms Knagg,

RECENT TPO: WOODWELL LANE, SILVERDALE - CONFUSION RESOLVED

I am grateful for your time last Thursday, [16th February] when I called-in at Morecambe Town Hall to clear what I shall describe as 'local misunderstanding' relating to a TPO involving the owners of The Corner House*, Woodwell Lane, Silverdale LA5 0TZ.

You outlined to me the actual situation so that I am now *in no doubt* of the intention of the TPO concerned. There has been recent local speculation that the owner of The Corner House [who I have not yet met], had got-up a petition with the aim of having every tree along Woodwell Lane felled. A notion that I find [as does my mother, Mrs Dorothy Booth (architect), part owner with myself of Wood End, Woodwell Lane,] questionable, if not *bizarre*. Your advice during our conversation has reassured myself and my mother that no such aim is the intention of the owner of The Corner House.

You explained that the owner of The Corner House has officially objected to the TPO in question, and has supported that objection with a petition - I gather there are about 25 signatures on this document. To object is the right of the owner of The Corner House for private reasons that are none of my business.

Without prejudice, and on behalf of my mother, Mrs Dorothy Booth, I confirm that we support the TPO in question. We only add that we are not averse to a properly planned woodland management scheme along Woodwell Lane, carried out by professional tree surgeons approved by Lancaster City Council. The lane needs such management, as do most of the woodland areas of the Silverdale and Arnside AONB, as you agreed with me during our meeting.

Copy to: N/A

Guy Booth B.A., B.Arch

File Ref: TPO-Woodwelllane01.Docx

17 February 2017

The end result of such a project would be to enhance the tranquil wooded beauty of Woodwell Lane and leave visitors, residents along the lane, and locals, exclaiming, "You'd never think anything had been touched!"

I enclose a series of 26 photographs with this letter [on disk, as we agreed] that show your department, and maybe interested Councillors, the beauty and the condition of the trees along Woodwell Lane. There are shots [15, 16, 26] of the wooded area adjacent to my home, Wood End, where it would be possible, funds permitting, to create a Visitor Car Park that would save the present mess cars make by Wood Well. We, at Wood End, would have no objection to such a scheme, provided that the layout of the car park did not encroach too near our boundary wall - say a minimum of 6 meters space between the wall and the car park.

My architectural experience, including Urban Design, tells me that such a scheme would benefit Silverdale by attracting visitors who can enjoy this lovely corner of North Lancashire all the better.

I trust that this letter will be of positive value to yourself, your department and to Councillors that have to make decisions relating to Tree Preservation Orders.

Yours sincerely,


Guy Booth

Enc.

The CD enclosed shows 26 shots of Woodwell Lane: shots 1 and 2 from Wood End; Shots 15, 16 & 26 the area re my suggestion for a properly designed Visitor Car Park to avoid the mess by Wood Well. I trust that the sequence shows the tranquil wooded beauty of Woodwell Lane, also that responsible woodland management is required, funds permitting.

Should Councillors wish to visit Woodwell Lane, they are always welcome to call-in at Wood End. GB.

* *The Corner House* was designed by no less than Thomas Mawson, who designed Grey Walls for the Sharps. The Corner House was part of the scheme as the home of the Sharp's butler, Mr. Jenner, who was left the house for his retirement until he died. We knew the Sharps as we well knew Mr. Jenner. We have the history of The Corner House from the Mawson archive. GB

Copy to: N/A.

Guy Booth: B.A., B.Arch

File Ref: TPO-Woodwelllane01.Docx

17 February 2017